



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

October 24, 2012

TO: Ms. Gina Natoli, Hearing Officer

FROM: Rudy Silvas *RS*
Principal Regional Planning Assistant
Zoning Permits West

SUBJECT: **Project No. R2012-00034-(2)**
Nonconforming Use Review No. 201200001
HO Meeting: November 6, 2012
Agenda Item: 12

This case had originally been scheduled before you as an item recommended for denial due to inactivity. The project is for the continued nonconforming use of an auto body and paint shop located at 7640-7710 Maie Avenue, within the Florence-Firestone Community Standards District. A "Notice of Denial Due to Inactivity" letter was sent to the applicant on September 24, 2012, allotting 30 days to request to keep the case active and 90 days to submit all required materials. The applicant submitted a request to Staff in writing prior to the 30 day deadline. By submitting a letter requesting to keep the project active, the applicant would then be allotted a 90 day deadline from September 24, 2012, to submit the requested information. If the applicant does not meet the deadline date of December 24, 2012, Staff will return to the Hearing Officer with denial of the case due to inactivity.

Attached to this memo is a copy of the letters to the applicant from Staff, and the letter received from the applicant's agent. Should you have any questions on this project please feel free to contact me at (213) 974-6462.

MKK:RS

LUNA & GLUSHON

ATTORNEYS

16255 VENTURA BOULEVARD, SUITE 1016
ENCINO, CALIFORNIA 91436
TEL: 818-907-8755
FAX: 818-907-8760

Century City Office
1801 Century Park East, Suite 2400
Los Angeles, CA 90067

October 11, 2012

VIA EMAIL AND U.S. MAIL

Rudy Silvas
Regional Planning, Zoning Permits West Section
320 West Temple Street, Room 1348
Los Angeles, CA 90012

Re: Project R2012-00034-(2), Case RNCR 201200001
Address: 7710 Maie Ave., and 7640 Maie Ave.

Dear Mr. Silvas:

Our firm is in receipt of your August 31, 2012 and September 24, 2012 correspondence regarding the above referenced matter. This letter shall serve as our formal request to keep this project alive.

It is the intention of the applicant, Mitchell Investors, to further pursue its application for Nonconforming Use Review (NCR) to allow the continued use of an existing auto body and auto paint shop at the subject site.

In order to comply with the requirements set forth by the Los Angeles County Code and the correspondence received from your office on August 31, 2012 and September 24, 2012, applicant will be taking the following actions:

1. We have requested a meeting with you to discuss and resolve any and all issues raised in your correspondence as well as any related issues regarding the NCR application documents and the subject site.
2. We will also be communicating with Code Enforcement (Leon Freeman) who we had been previously working with to resolve various Code issues.

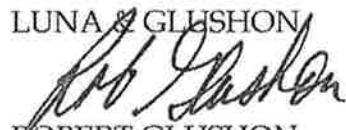
Rudy Silvas
Regional Planning, Zoning Permits West Section
October 11, 2012
Page Two

3. We will submit all the information requested by your office in correspondence by December 24, 2012, the deadline set by your September 24, 2012 correspondence.

We look forward to resolving any outstanding issues and working with you and County staff.

Very truly yours,

LUNA & GLUSHON

A handwritten signature in black ink, appearing to read "Rob Glushon", is written over the printed name "ROBERT GLUSHON".

ROBERT GLUSHON



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

September 24, 2012

CERTIFIED MAIL – RETURN RECEIPT REQUESTED

Luna and Gushon
16255 Ventura Blvd., Suite 1016
Encino, CA 91436

SUBJECT: NOTICE OF DENIAL DUE TO INACTIVITY
Project: R2012-00034-(2)
Case: RNCR 201200001
Address: 7710 MAIE AVE., AND 7640 MAIE AVE.

Dear Representatives:

The Department of Regional Planning has informed you of the information that is required to proceed with your application for a nonconforming use review (NCR) to allow the continued operation of an existing auto body and paint shop at the above referenced location. Attached is the correspondence, dated August 28, 2012, requesting project permits, and the site plan depicting unpermitted structures. To date, we have not received the requested information and are unable to proceed with processing your application.

Sections 22.56.060 and 22.56.1550 (B) of the Los Angeles County Code (Zoning Ordinance) provides that a Hearing Officer may deny, without public hearing, an application for a conditional use permit (CUP) or an NCR, if such application does not contain the required information as specified in Sections 22.56.030, 22.56.040, and Section 22.56.1550 (D). Due to the lack of permit information requested and the inability to proceed with your application, your project will be scheduled for **denial** with a Los Angeles County Hearing Officer on November 6, 2012.

If you wish to keep this project active, please send a written request to Regional Planning, Zoning Permits West Section, Room 1348, 320 West Temple Street, Los Angeles, CA 90012, Attention: Rudy Silvas. This correspondence must be received within **30 days from the date of this letter** in order to avoid being scheduled for denial. If you choose to keep your project active and submit a written request, you must also submit all requested information **within 90 days of the date of this letter** or this project will be automatically scheduled for denial at the next available Hearing Officer meeting.

If you have any questions regarding this matter, please contact Rudy Silvas at (213) 974-6462, from 7:30 a.m. to 4:30 p.m., Monday through Thursday, or via email at rsilvas@planning.lacounty.gov. Our offices are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner
Director of Planning


Rudy Silvas, Principal Regional Planning Assistant
Zoning Permits West

Enclosures: August 28, 2012 letter and site plan

C: Mitchell Investors (Applicant), Zoning Enforcement West

CC.04252012



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

August 28, 2012

Luna and Glushon
16255 Ventura Blvd., Suite 1016
Encino, CA 91436

SUBJECT: NONCONFORMING REVIEW FOR EXISTING AUTOBODY AND PAINT SHOP
PROJECT NO. R2012-00034-(2)
CASE NO. RNCR 201200001
LOCATION: 7710 MAIE AVE., AND 7640 MAIE AVE.

Dear Representatives:

The Department of Regional Planning has done a thorough review of the Nonconforming Use Review (NCR) application to allow the continued use of an existing auto body and auto paint shop at the subject address above, located within the Florence-Firestone Community Standard District (CSD). Upon review of the building permits submitted on behalf of your client, it has been determined that there are several structures depicted on the site plan submitted for which no building permits have been found (*see site plan enclosed*). We cannot continue to process the case until building permits have been provided by you which show approval for the structural additions depicted. If no building permits exist on the structures in question, it will be necessary for your client to remove the structures with a proper demolition permit issued from the County's Building and Safety's Southwest Office. It is required that all structures on site either have a legal permit for their establishment or are properly removed in order to proceed with the NCR.

You will have until September 13, 2012, to provide the Department of Regional Planning with copies of the permits for the additions in question, or with copies of demolition permits. You may contact Building and Safety at (323) 820-6517 for assistance.

If you have any questions, please do not hesitate to call me at (213) 974-6462. Our Regional Planning offices are closed on Fridays.

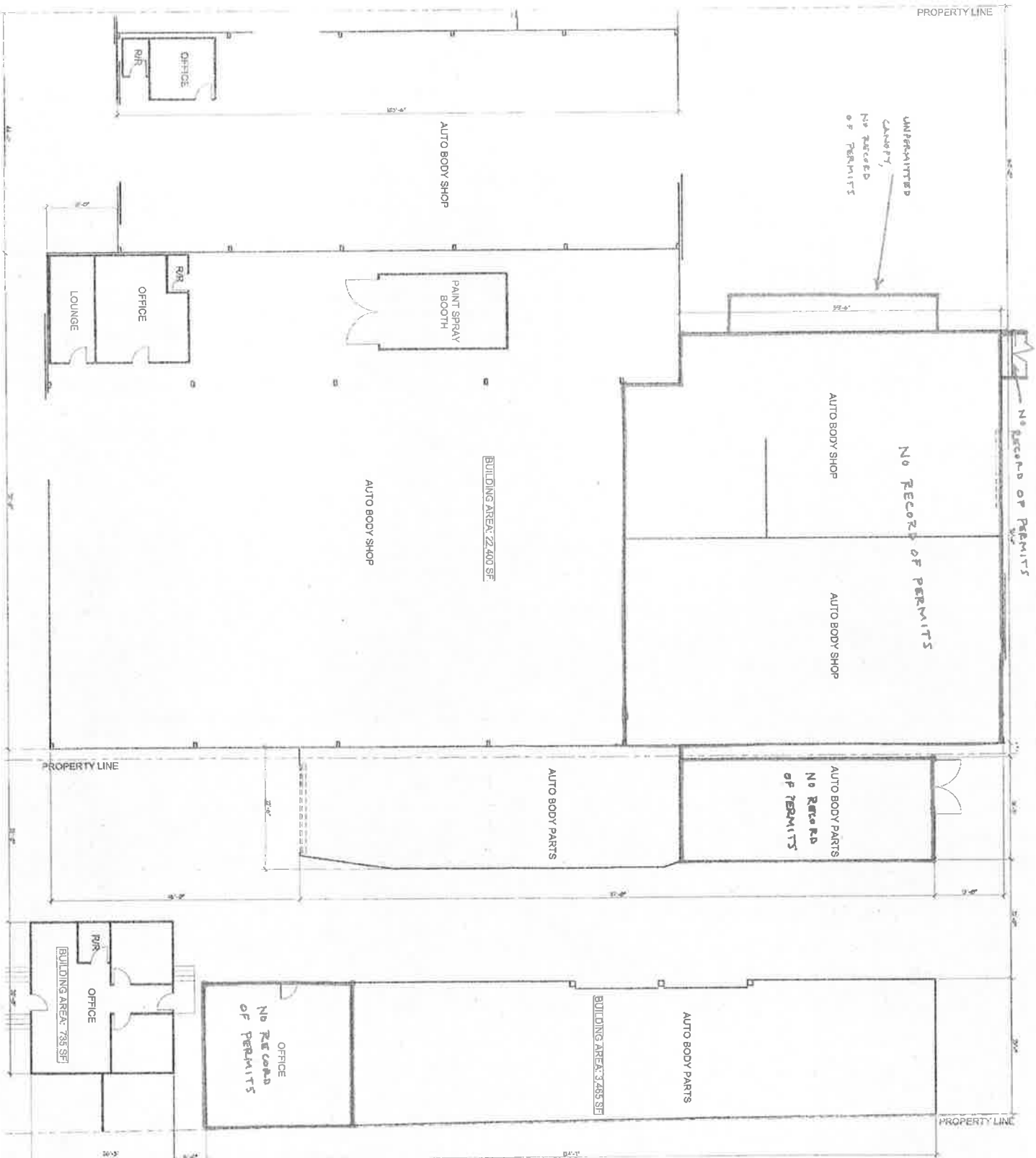
Sincerely yours,

DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner
Director of Planning

Rudy Silva, Principal Regional Planning Assistant
Zoning Permits West

Enc: Site plan copy submitted

c: Mitchell Investors (Applicant), Zoning Enforcement West



FLOOR PLANS

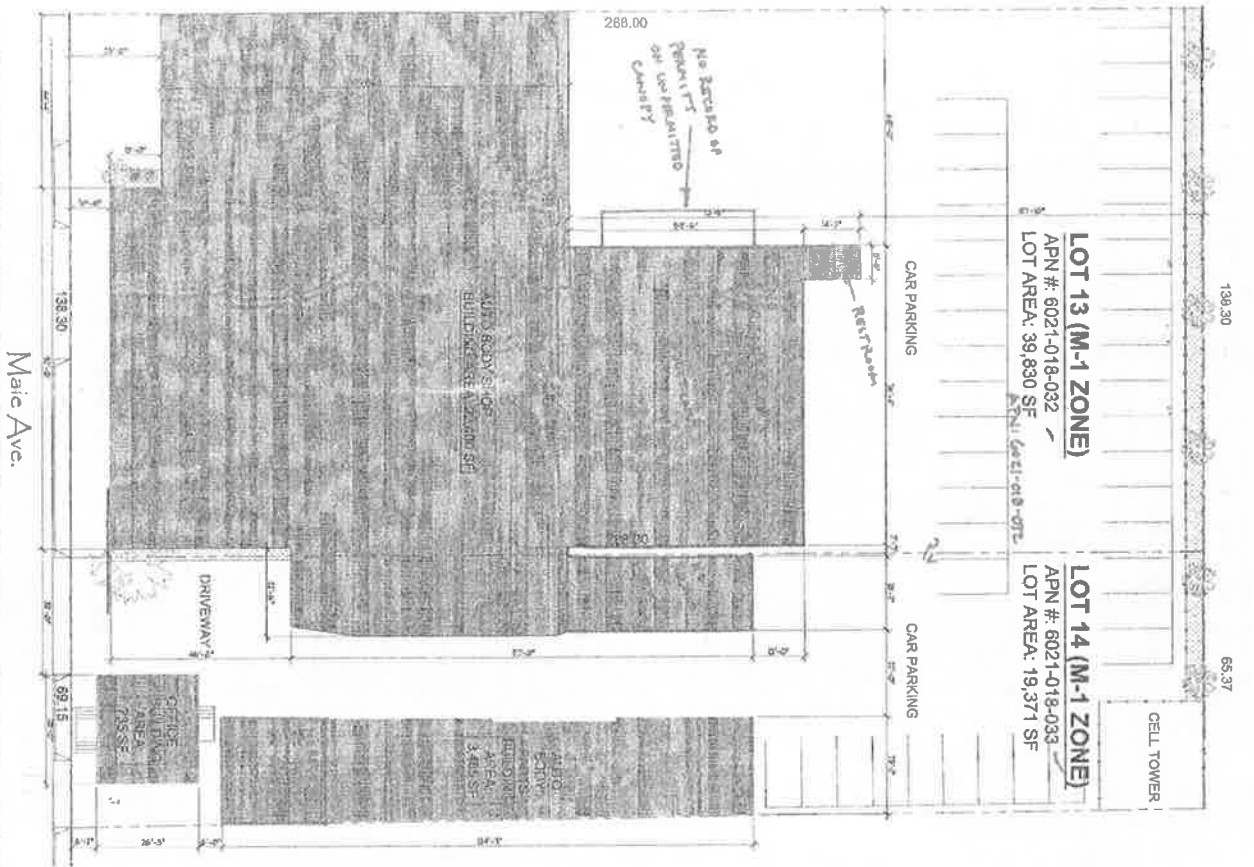
Pg. 1 of 2

Project: R2016-00034 (2)
 Date: N/A 2017-00001

APPLICANT'S COPY
 6/27/12

THIS IS NOT AN APPROVAL!

| | | | | | |
|--|---------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|--|-----------|--|
| | 15 LATIMER ROAD SANTA MONICA, CA 90403 (818) 900-8779 FAX: (818) 900-0663 WWW.RICKLASIE.COM RLARCH@RICKLASIE.COM | AS BUILT PLANS FOR: 7640 - 7710 MAIE AVE, LOS ANGELES, CA 90001 | | REVISIONS | |
| | | A-1 | | 01/08/12 | |



LEGEND

SHADED AREA
COMPLICATED SITE AREA
LAWSON AREA

AREA SUMMARY

TOTAL BUILDING AREA: 19,371 SF
TOTAL LOT AREA: 59,201 SF

APPLICANT'S COPY
8/27/12

R2012-00034 (2)
NCL 2012-00001

THIS IS NOT AN APPROVAL!

SITE PLAN
1/16" = 1'-0"
Ph. 2 of 2

| REVISIONS | | AS BUILT PLANS FOR: | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------|--|
| | | 7640 - 7710 MAIE AVE, LOS ANGELES, CA 90001 | |
| RLA rick leslie architects 15 LATIMER ROAD SANTA MONICA, CA 90402 (818) 509-4775 FAX (818) 509-4780 WWW.RICKLESLIE.COM RLAR@GMAIL.COM | | SP-1 DATE: 07/29/12 SCALE: 1/16" = 1'-0" | |